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Community Development Department

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Village of Westmont Planning and Zoning Commission June 8, 2016 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, June 8, 2016 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

(1) Call to Order

(2) Roll Call

In attendance: Chair Ed Richard, Commissioners Craig Thomas, Gregg Pill, Janis Bartel, Doug Carmichael, Secretary Wallace Van Buren, Community Development Director Jill Ziegler

Absent: Thomas Sharp

(3) Pledge of Allegiance.

(4) Swearing in of testifying attendees and reminder to sign in.

(5) Reminder to silence all electronic devices.

(6) Approval of Minutes of the May 11, 2016 meeting.

MOTION to approve the May 11, 2016 minutes.

Motion by: Pill

Second by: Van Buren

VOTING A

Van Buren--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

(7) Open Hearing

New Business

PZ 16-012 Stanley T. Bales, Jr. regarding the property located at 301 South Lincoln Street, Westmont, IL 60559 for the following:

(A) Zoning Code Variance Request to allow new home construction within a required side yard adjoining a street setback in the R-3 Single Family Detached Residence District.

PRESENTATION: Stanley Bales, business owner and Westmont resident, presented that they lost home due to a fire in August and looking to do new construction. He stated that he is requested a variance to meet fire ordinance, he was not aware that the neighboring property has a shorter setback. They are at 30' in width and just looking for 18" set back variance. The hardship stated is that in trying to meet the fire ordinance to have enough distance between the homes rather than changing plans of the home which would be costly.

STAFF COMMENT: Ziegler stated that they met with Mr. Bales when issue was discovered with house next store. Overall, it was felt the zoning code variance would be the best option and it is in keeping with neighborhood as they are other lots similar.

PUBLIC COMMENT: Kurt Van Dam, 237 S Lincoln, urged commissioners to approve the request, feels it is very reasonable, doesn't block line of sight and other houses in area are much closer to lot lines.

COMMISSIONER COMMENT:

Bartel: reasonable request, inquired about large tree in center of lot. Reply: they will not have to impact the tree. Ziegler mentioned tree protection guidelines for the construction protection as well.

Thomas: supportive, beautiful home and will enhance neighborhood.

Pill: liked the design, asked if there was more than one garage, if he was at home at time of fire, will it be a rental property. Reply: only garage will be one attached to home, existing detached has been removed. He was not in house at time of fire. He is considering have this property be his primary residence and making his other residence a rental property.

Van Buren: apologized for his having to be here based on other property, supports.

Carmichael: supports.

Richard: supports.

FINDING OF FACTS A

(1) YES=6 NO=0

(2) YES=6 NO=0

(3) YES=6 NO=0

MOTION A

Motion to recommend to the Village Board of Trustees to approve to a Zoning Code Variance Request to allow new home construction within a required side yard adjoining a street setback in the R-3 Single Family Detached Residence District.

Motion by: Carmichael

Second by: Bartel

VOTING A

Van Buren--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Pill--Yes
Richard--Yes
Motion passed.

PZ 16-013 Westmont B Imports, Inc. regarding the property located at 420 and 430 East Ogden Avenue, a portion of Westmont Drive, 645, 650 and 651 Westmont Drive, and 415 Plaza Drive, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an automotive dealership in the B-2 General Business District.
- (B) Zoning Code Variance request to allow parking within the front yard setback.
- (C) Zoning Code Variance Request to increase the allowed height in the B-2 General Business District for the purpose of constructing a rooftop parking deck for an automobile dealership.
- (D) Preliminary Plat of Vacation for Westmont Drive.
- (E) Preliminary Plat of Consolidation.
- (F) Site and Landscaping Plan approval.

PUBLIC MEETING OPENED.

MOTION A

Motion to continue this item for next meeting on Wednesday, July 13, 2016.

Motion by: Van Buren

Second by: Thomas

VOTING A

Van Buren--Yes
Thomas--Yes
Bartel--Yes
Carmichael--Yes
Pill--Yes
Richard--Yes
Motion passed.

Attorney commented that there was a perceived defect in the mailed notice to so the purpose of postponing was to correct that perceived defect.

(8) Motion to adjourn.

Motion by: Bartel

Second by: Thomas

Meeting adjourned 7:17pm.